



8 MILLFIELD CRESCENT, NORTHALLERTON

OFFERS IN THE REGION OF £340,000



Northallerton  
Estate Agency



# Millfield Crescent

Northallerton, DL6 1AY

PROPERTY COMPRISES BRICK BUILT WITH CONCRETE CLAY TILE ROOF, 3 BEDROOM DETACHED BUNGALOW SITUATED ON SUBSTANTIAL PLOT IN A MUCH SOUGHT AFTER AND HIGHLY DESIRED RESIDENTIAL AREA WITHIN WALKING DISTANCE OF NORTHALLERTON TOWN CENTRE AND TRAIN STATION. PROPERTY ENJOYS UVPC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. GIVES POTENTIAL FOR EXTENSION WITH PLANNING PERMISSION.

- 3 BEDROOM DETACHED BUNGALOW
- WALKING DISTANCE OF TOWN CENTRE AND TRAIN STATION
- TAX BAND D

- HIGHLY SOUGHT AFTER AREA
- GARAGE
- SUBSTANTIAL PLOT

#### ENTRANCE

UVPC DOUBLE GLAZED DOOR WITH UPPER ETCHING INTO THE ENTRANCE HALL WITH WALL MOUNTED CLOCKS HANGING, RADIATOR, CEILING LIGHT POINT, INNER HALLWAY WITH ATTIC ACCESS AND CEILING LIGHT POINT.

#### LIVING ROOM

ENJOYING CUT GRANITE FIREPLACE SURROUND, MANTLE SHELF AND HEARTH WITH INSET LIVING FLAME GAS FIRE, CEILING LIGHT POINT, RADIATOR, TV POINT.

#### DINING ROOM

DOUBLE RADIATOR, CEILING LIGHT POINT, FULL HEIGHT SLIDING DOUBLE GLAZED PATIO DOOR LEADING TO REAR PATIO.

#### KITCHEN

RANGE OF LIGHT BEECH BASE AND WALL, GRANITE EFFECT WORKSURFACE, SINGLE DRAIN SINGLE BOWL STAINLESS STEEL SINK UNIT WITH QUALITY MIXER TAP OVER, SPACE AND POINT FOR ELECTRIC COOKER, SPACE AND PLUMBING FOR WASHING MACHINE AND DISHWASHER, SPACE UNDER UNIT FOR FRIDGE AND FREEZER, UNDER UNIT RADIATOR, CEILING LIGHT POINT, TILED SPLASH, UPPER ETCHED PANEL DOUBLE GLAZED DOOR OUT TO REAR.

#### BEDROOM 1

CEILING LIGHT POINT, RADIATOR.

#### BEDROOM 2

CEILING LIGHT POINT, RADIATOR, TV POINT.

#### BEDROOM 3

CEILING LIGHT POINT, RADIATOR.

#### BATHROOM

ENJOYING A PAINTED PANELLED BATH, FULLY TILED AROUND ALL WALLS WITH WALL MOUNTED ELECTRIC SHOWER, PEDESTAL WASH BASIN WITH EASY TURN TAPS, FLUSH MOUNTED CEILING LIGHT POINT, WALL MOUNTED RADIATOR, BUILT IN BOILER CLIPBOARD HOUSING WORCESTER CONDENSING COMBI GAS FIRED CENTRAL HEATING BOILER.

#### WETROOM

TILED FLOOR, CORNER DRAIN, FULLY TILED WALLS, WALL MOUNTED ELECTRIC SHOWER, DOUBLE RAD, FLUSH MOUNTED CEILING LIGHT POINT, DUO FLUSH TOILET.

#### GARDEN

LOW LEVEL ORNAMENTAL WALL WITH LAWNED GARDEN BEHIND, SHRUBBERY ADJACENT TO FRONT DOOR, FLAGGED WALKWAY OFF THE DRIVEWAY LEADING TO FRONT DOOR, TARMACADAM DRIVEWAY AND TURNING AREA LEADING DOWN TO A DETACHED GARAGE OFFERING HARDSTANDING FOR 4 VEHICLES. REAR GARDEN IS ACCESSED THROUGH TWIN FULL HEIGHT WROUGHT IRON GATES. THE GARDEN ENJOYS FLAGGED PATIO RUNNING THE FULL WIDTH OF THE PROPERTY, CHIPPINGS AREA TO ONE SIDE, LAWNED AREA WITH A MIX OF HEDGE AND POST AND PLANK FENCING, SHRUBBERY AROUND AND INTERNAL SHRUBBERY, GAP IN HEDGE GIVES ACCESS TO FORMER VEG PATCH AND ORCHARD TO THE REAR OF THE GARAGE.

#### GARAGE

BRICK BUILT WITH A CLAY TILE ROOF, UP AND OVER DOOR TO FRONT, PEDESTRIAN DOOR TO SIDE, PARQUET WOOD FLOOR AND ENJOYS THE BENEFIT OF LIGHT AND POWER.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - D

EPC - D

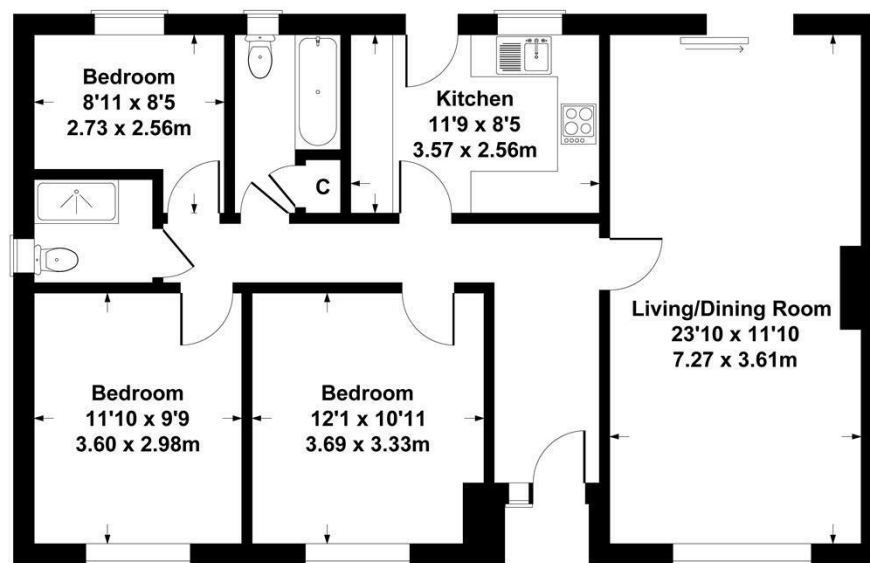


Call us to arrange a viewing on **01609 771959**

# 8 Millfield Crescent, DL6 1AY

Approximate gross internal area

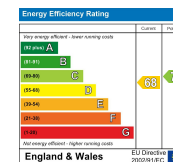
House - 85 sq m - 915 sq ft



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
  - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
  - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
  - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
  - Any plans may not be to scale and are for identification purposes only.
  - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
  - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

[www.northallertonestateagency.co.uk](http://www.northallertonestateagency.co.uk)



**Northallerton**  
Estate Agency